

APR 2 1 33 PM '97

Prepared By:
BRIDGFORTH & BUNTIN
P.O. Box 241
Southaven, MS 38671
393-4450

DAN JAMES, AKA, DANNY R. JAMES

GRANTOR(S)

TO

BK 314 PG 275
W.E. DAVIS CH. CLK.WILLIAM A. BROWN AND WIFE,
MARY LEE WALKER BROWN

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DAN JAMES, AKA, DANNY R. JAMES, do hereby sell, convey and warrant unto WILLIAM A. BROWN and wife, MARY LEE WALKER BROWN, as tenants by the entirety and not as tenants in common, an undivided 18.72251 % interest in and to the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Legal description of a 118.86, more or less acres tract of land being located in the Southeast Quarter, part of the Northwest Quarter, part of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi and is further described as follows:

Beginning at a 1/2 inch rebar set on the West right of way of Horn Lake Road being South 00° 16' 01" East 972.24 feet and South 89° 43' 59" West 52.53 feet from the Northeast corner of said Section; thence South 00° 22' 31" West 723.27 feet along the said West right of way to a 1/2 inch rebar set at the Northeast corner of the Horn Lake Middle School site; thence North 89° 57' 21" West 1280.98 feet to a 1/2 inch rebar set at the Northwest corner of said site; thence South 00° 21' 33" West 850.00 feet to a 1/2 pipe found on the North line of the Owen tract at the Southwest corner of said school site; thence North 89° 57' 21" West 1575.67 feet along the said tract to a 1/2 inch rebar set; thence North 00° 37' 38" East 686.40 feet along the East line of the Osborne, Dean, and Marsh tracts to a 1/2 inch rebar found at the Northeast corner of the Marsh tract; thence North 00° 23' 15" East 394.49 feet along the East lines of the Davis tract and Ladd Subdivision to a 3/4 inch pipe found on the North right of way of Dogwood Meadows at the Southeast corner of Lot No. 9 of said subdivision; thence North 00° 11' 46" East 191.61 feet along the East line of said subdivision to a 3/4 inch pipe found at the Southeast corner of the Bostick tract; thence North 00° 54' 48" West 181.85 feet along the East line of said tract to a 3/4 inch pipe found at the Southeast corner of the Brown tract; thence North 00° 22' 28" West 347.16 feet along the East line of said tract to a cross tie post at the Southeast corner of the Chalk tract; thence North 00° 11' 01" East 87.48 feet along the East line of said tract to a fence rail found at the Southeast corner of the Sparks tract; thence North 00° 11' 56" West 629.75 feet along the East line of said tract to 1/2 inch rebar set on the South right of way of Goodman Road (Mississippi Highway 302); thence along the South right of way of said road the following calls: North 83° 43' 14" East 1.67 feet to a 1/2 inch rebar set, South 89° 32' 40" East 812.97 feet to a 1/2 inch rebar set, South 81° 00' 49" East 101.12 feet to a 1/2 inch rebar set, South 89° 32' 40" East 130.00 feet to a 1/2 inch rebar set, North 78° 21' 39" East 71.59 feet to a 1/2 inch rebar set, South 89° 32' 40" East 75.00 feet to a 1/2 inch rebar set, South 31° 33' 00" East 47.17 feet to a 1/2 inch rebar set; thence leaving said right of way South 00° 27' 20" West 150.00 feet to a 1/2 inch rebar set; thence South 45° 31' 41" East 143.98 feet to a 1/2 inch rebar set; thence South 89° 31' 39" East 261.42 feet to a 1/2 inch rebar set; thence South 82° 36' 38" East 308.87 feet to a 1/2

inch rebar set; thence South 50° 08' 40" East 297.40 feet to a 1/2 inch rebar set; thence South 43° 51' 31" East 424.55 feet to a 1/2 inch rebar set; thence South 66° 41' 35" East 271.65 feet to a 1/2 inch rebar set; thence North 89° 43' 59" East 207.46 feet to the point of beginning containing 118.86, more or less acres (5,177,698, more or less, square feet) of ;and being subject to all codes, regulations and revisions, subdivision covenants, easements and rights of way of record.

LESS AND EXCEPT: 11.83, more or less acres to be dedicated for park area and is further described as follows:

Commencing at a point of beginning of the above described tract; thence South 89° 43' 59" West 207.46 feet; thence North 66° 41' 35" West 271.65 feet; thence South 73° 30' 17" West 206.11 feet to the point of beginning of the herein described tract; thence North 43° 52' 47" West 337.55 feet to a point; thence Northwestwardly along a curve to the left having a Delta Angle of 16° 21' 48", an Arc length of 164.22 feet, and Radius of 575.00 feet; thence Southwestwardly along a curve to the left having a Delta Angle of 73° 38' 12", an Arc length of 32.13 feet, and a Radius of 25.00 feet; thence South 46° 07' 13" West 692.72 feet to a point; thence Southeastwardly along a curve to the left having a Delta Angle of 180°, an Arc length of 852.16 feet, and a Radius of 271.25 feet; thence North 46° 07' 13" East 715.00 feet to a point; thence Northwestwardly along a curve to the left having a delta angle of 90°, an arc length of 39.27 feet, and a radius of 25.00 feet to the point of beginning containing 11.83 more or less, acres (515,111, more or less square feet) of land.

LESS AND EXCEPT: 1.5 acres, more or less, located in the Northeast Quarter of Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi, being more particularly described as follows:

Begin at a P.K. Nail (found) at the accepted Northeast corner of the Northeast Quarter of Section 32, Township 1 South, Range 8 West; thence North 89° 51' 17" West 104.41 feet to a point; thence South 00° 27' 05" West 40.00 feet to an "Iron Fence Rail" (set) in the present southerly line of Goodman Road (Mississippi State Highway No. 302); thence South 59° 23' 41" East 73.06 feet with the southerly line of said road to an "Iron Fence Rail" (set) in the westerly line of said road; thence South 00° 21' 33" West 2471.25 feet with the westerly line of said road; thence North 89° 57' 21" West 2858.23 feet being also the True Point of Beginning for the herein described tract; thence North 00° 29' 59" East 255.62 feet to a point; thence South 89° 57' 21" East 255.62 feet; thence South 00° 29' 59" West 255.62 feet; thence North 89° 57' 21" West 255.62 feet to the point of beginning containing 1.5 acres, more or less, being subject to all codes, regulations, and revisions, easements and right of ways.

LESS AND EXCEPT: 0.49, more or less, acre tract of land being located in part of the Northeast quarter of the Northeast quarter of Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi and is further described as follows:

Commencing at a 1/2 inch rebar set at the intersection of the south right of way of Goodman Road (Mississippi Highway No. 302) and the West right of way of Horn Lake Road being South 00° 16' 01" East 240.00 feet and South 89° 43' 59" West 44.29 feet from the Northeast corner of said section; thence South 00° 22' 31" West 734.49 feet along the said West right of way to a 1/2 inch rebar set, being the true point of beginning of the herein described tract; thence South 89° 43' 59" West 200.00 feet to a point; thence South 00° 22' 31" West 105.43 feet to a point; thence South

89° 31' 57" East 200.00 feet to a point; thence North 00° 22' 31" East 108.07 feet to the point of beginning containing 0.49, more or less acres (21,130, more or less, square feet) of land.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

Taxes for the year 1997 are to be prorated between the parties.

Possession is to be given with delivery of Deed.

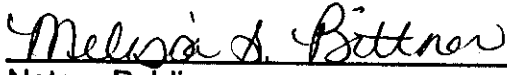
WITNESS our signatures this 31st day of March, 1997.


Dan James, aka, Danny R. James

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named Dan James, aka, Danny R. James, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this 31st day of March, 1997.


Notary Public

My Commission Expires:

3-22-2002

Grantors' Address:

1880 McIngvale Road
Hernando, MS 38632
Home # 429-9040
Work # 481-5660

Grantees' Address:

P. O. Box 276
Hernando, MS 38632
Home # 429-3109
Work # 429-5277

